

39-208

BK 7283PG201

TRANSFER
TAX
PAID

WARRANTY DEED

006033

Know All Men By These Presents That We, Grayson F. Whalen and Joan M. Whalen f/k/a Joan M. Timmer of 931 Middle Road, Skowhegan, County of Somerset and State of ME,

for consideration paid, grant to Michael J. Sirabella and Laura Vinoly of 2986 Braxton Woods Court, Fairfax, County of Fairfax and State of Virginia as Joint Tenants with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in Waterville County of Kennebec and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

In Witness Whereof, we have hereunto set our hand(s) this 20th day of February, 2003

Witness

C. J. McCord

Grayson F. Whalen 2/20/03
Grayson F. Whalen

Timmer

Joan M. Whalen 2/20/03
Joan M. Whalen f/k/a Joan M.

State of Maine
County of Kennebec

ss.

On this 20th day of February, 2003, personally appeared before me the above named Grayson F. Whalen and Joan M. Whalen f/k/a Joan M. Timmer and acknowledged the foregoing to be his/her/their free act and deed.

Constance L. McCord
Notary Public, Attorney at Law

Return to: Michael J. Sirabella

CONSTANCE L. McCORD
Notary Public, Maine
My Commission Expires July 14, 2009



39-208

PK 7203 PG 202

File No: 03080029

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, on the northerly corner of Summer and Gray Streets, bounded and described as follows, to wit:

Commencing at a stone monument set in the ground in the easterly line of Summer Street, and the northerly line of Gray Street; thence northerly on the easterly line of Summer Street seventy-five (75) feet; thence easterly parallel to Gray Street seventy-five (75) feet; thence southerly parallel to Summer Street seventy-five (75) feet to Gray Street; thence westerly on the northerly line of Gray Street seventy-five (75) feet to the point begun at, together with the buildings thereon.

The Grantor also hereby conveys and grants to the Grantees a perpetual easement easterly of the above described land over a driveway having egress and ingress to and from Summer Street for maintenance, servicing and repairing of the building on the above described land, and for the setting up of ladders, erection of scaffolding and for deliveries, and for these purposes only.

And also a perpetual easement on the northerly side of the property of Ernest Breton, more particularly described in the deed of James E. Poulin to Ernest Breton dated March 14, 1927 and recorded in the Kennebec Registry of Deeds at Book 638, Page 435, two and seven tenths feet (2.7') in width providing ingress and egress from Gray Street on foot, for the purpose of repairs, painting, and such servicing as the said Grantees, their heirs and assigns may require.

The above described conveyance is also subject to a perpetual easement given to Ernest Breton, dated January 16, 1964, on the southerly line of the above described property four feet (4') wide, fifty feet (50') in length, allowing ingress and egress from and to Gray Street, on foot, for the purpose of repairs, painting, and such servicing as the said Ernest Breton, his successors, heirs or assigns, may require.

Reference is hereby made to a deed from Leonce R. Bizier Bernadette M. Bizier dated May 27, 1983 to Grayson F. Whalen and Joan M. Whalen f/k/a Joan M. Timmer and recorded in the Kennebec County Registry of Deeds in Book 2569, Page 96

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ATTEST: *Barry C. Boudreau*
REGISTER OF DEEDS